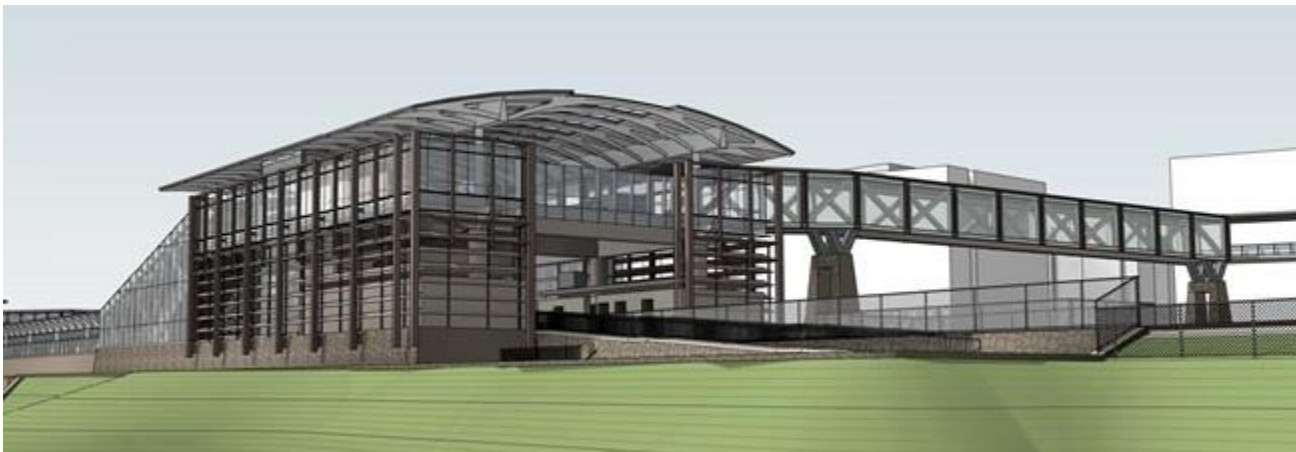


# POTOMAC YARD METRORAIL STATION PROJECT

Potomac Yard Metrorail Implementation Work  
Group (PYMIG)

Project Update

September 26, 2018





# Welcome and Introductions

# PYMIG RESPONSIBILITIES

- Provide input on project design;
- Receive updates on funding issues related to the new Metrorail station;
- Facilitate discussion of construction mitigation for community impacts during construction
- Completed - Review and provide input on Environmental Impact Statement documents

# WMATA DESIGN-BUILD CONTRACT AWARD

- Construction contract valued at \$213.7M awarded to Potomac Yard Constructors JV
  - Halmar International
  - Schiavone Construction Co
- Contract includes provision of direct access from East Glebe Road to the fare gates

5 The Companies

# POTOMAC YARD

CONSTRUCTORS  
A JOINT VENTURE



# ARUP

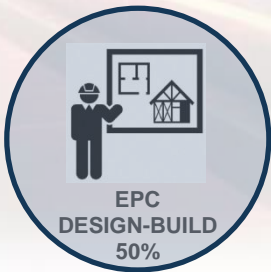
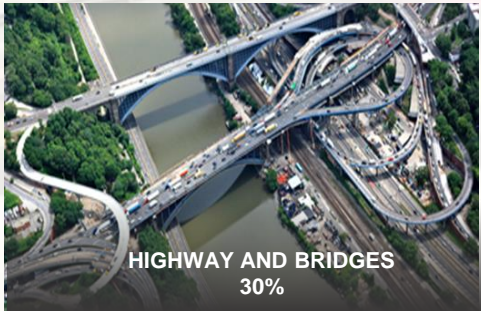
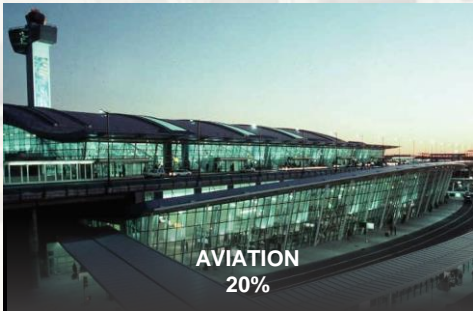
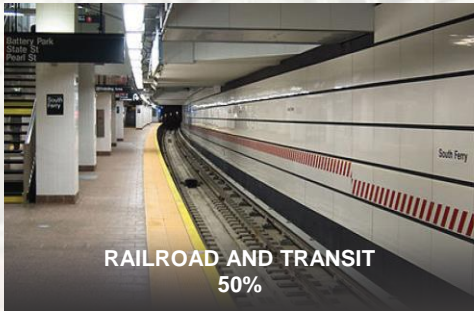
## The Companies **Halmar**

Since 1962, Halmar is a prominent Heavy Civil Construction Management Company, the 12<sup>th</sup> largest in the nation and among the top 5 in the New York Metro Area.

As one of USA's top contractors, Halmar provides leadership in construction, design-build and EPC for P3s.

Delivered over \$2 billion worth of Design-Build projects in the Northeast USA and \$10 billion in total project value in 55 years with zero claims.

Provides high quality construction services across a wide range of market sectors including highways and bridges, mass transit, aviation, energy and environmental, as well as private sector industrial, institutional and commercial projects.





8



**Client:** MTA/NYCT

**Description:** Times Square Station Phase 2



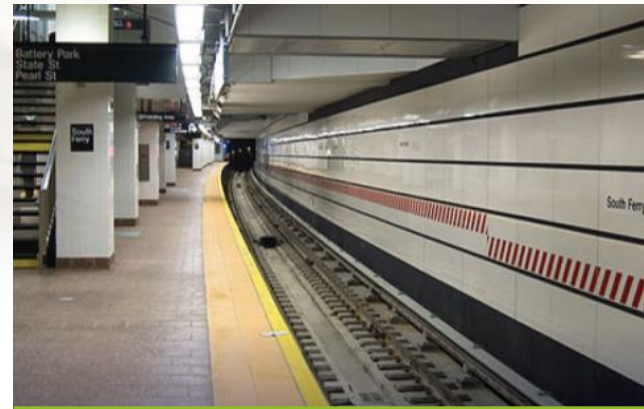
**Client:** MTA/NYCT

**Description:** Stillwell Passenger Terminal



**Client:** MTA/MNR

**Description:** Design-Build for Yankee Stadium Rail Station



**Client:** NYCT

**Description:** Design-Build for South Ferry Terminal



# Schiavone

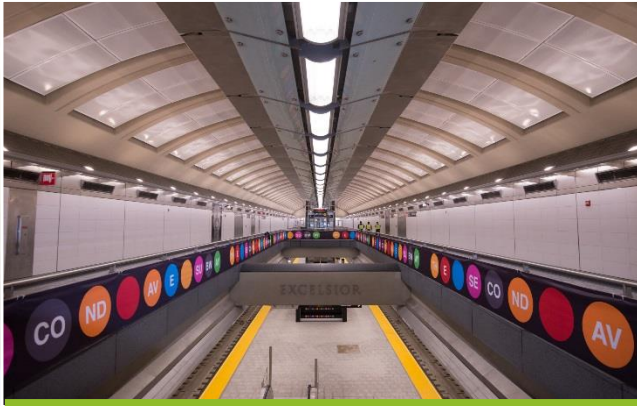
Founded in 1956 Schiavone Construction Co. (SCHIAVONE) has grown steadily and is considered to be one of the largest and most comprehensive multi-disciplined construction contractors in the New York metropolitan area.

SCHIAVONE Construction has worked for most of the state and local agencies in New Jersey, New York, Massachusetts, Virginia, Army Corps of Engineers, Delaware, Montreal and many others.

SCHIAVONE has been awarded over \$11 billion in contracts of bridges, tunnels, track work, station modernizations, deep foundations, treatment plants, ventilation plants, subways, and rehabilitations.

Diversification, commitment to excellence and the ability to adapt to an ever-changing market has keyed SCHIAVONE success.

## SCHIAVONE - RAILROADS AND TRANSIT



**Client:** MTA/NYCT

**Description:** 2nd AVENUE SUBWAY



**Client:** MTA Capital Construction

**Description:** Design Build South Ferry Terminal



**Client:** MTA/NYCT

**Description:** Grand Central Terminal Concourse and Facilities



**Client:** MTA Capital Construction

**Description:** Second Ave Subway



# The Companies Arup

- Arup is an independent firm of designers, planners, engineers, consultants and technical specialists, working across every aspect of today's built environment. Together we help our clients solve their most complex challenges – turning exciting ideas into tangible reality as we strive to find a better way and shape a better world.



Project: **POTOMAC YARD METRORAIL STATION**

Client: **WMATA**

Contractor: **POTOMAC YARD CONSTRUCTORS JV: HALMAR (60%) – SCHIAVONE (40%)**

Designer: **ARUP**

## Description

New station between the Braddock Road and Ronald Reagan Washington National Airport stations in Alexandria, Virginia.

The approximate 100,000-square foot project includes:

- A Metrorail station with two 600-foot long platforms
- An entry pavilion at the Potomac Yard Area
- Access from East Glebe Road
- A 200-foot pedestrian/bicycle bridge to the North Pavilion
- A landscaped approach to the Potomac Greens neighborhood
- A new AC switchgear room
- The re-alignment of the Metrorail tracks through the new station.



## Program Schedule

Contract awarded	<b>Sept. 2018</b>
Notice To Proceed	<b>Sept. 2018</b>
Project Duration	<b>42 months</b>
Project Completion expected	<b>Mar. 2022</b>



**Total contract value  
213.7 million USD**

# PROJECT BUDGET

Construction contract	\$214M
Station equipment/technology/misc.	\$9M
Real estate lease, etc.	\$6M
WMATA staff and consultants	\$27M
NPS NBA, environmental mitigation	\$20M
City oversight	\$10M
Contingencies	<u>\$34M</u>
Total	\$320M



# DSUP AMENDMENT MAJOR ELEMENTS

- Eliminated South Station Entrance and Ramps
- Redesigned station access from East Glebe Road to connect to north station entrance
- Redesigned station access from Potomac Greens

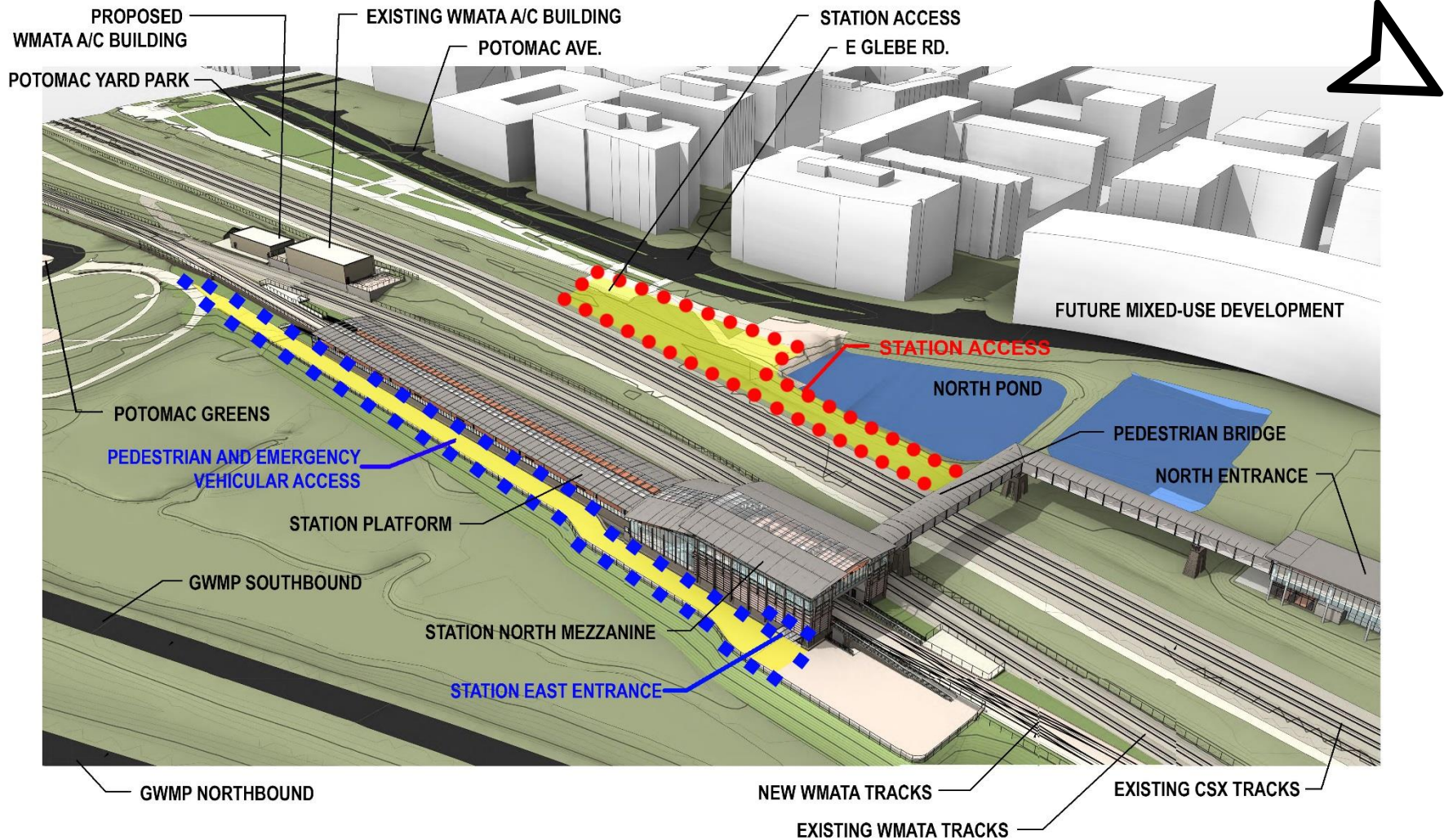


# ORIGINAL STATION DESIGN





# ELEMENTS SUBJECT TO REDESIGN



# DESIGN DEVELOPMENT PROCESS

- Design options will be presented at PYMIG in October and November for feedback and discussion
- Design will be presented to BAR for feedback and discussion
- Planning Commission and City Council Public Hearings and decisions anticipated in December
- BAR Certificate of Appropriateness during final design

# ENVIRONMENTAL STEWARDSHIP

- Compliance with all environmental regulations and federal, state, and local permit conditions
- NEPA and Environmental Impact Statement
- Regulatory Permits
  - USACE - Individual Permit
  - VDEQ - Virginia Water Protection permit
  - Mitigation and Restoration
    - Purchase of 2.48 wetland mitigation credits to mitigate 1.56 Acres of permanent impacts
    - Restoration of 2.85 Acres of temporarily impacted wetlands
    - Long-term maintenance, monitoring, and reporting



# NATIONAL PARK SERVICE MITIGATION

- Wetlands Agreement:
  - City to fund NPS creation of wetlands at a 1:1 ratio to mitigate permanent impacts to NPS wetlands
- Net Benefits Agreement:
  - Compensatory Mitigation Fund:
    - City to contribute \$12 million to the NPS Impact Fund
    - Contribution will be used for “appropriate compensatory mitigation projects to minimize or offset the unavoidable impacts on natural and cultural resources”
    - Multiple locations and uses:
      - Dangerfield Island, Mount Vernon Trail, and within GWMP
      - GWMP Facility Management Plan, Cultural Landscape Report, and multiple surveys, management plans, and planning documents and reports for preservation and management of the GMWP

# COMMUNICATIONS/OUTREACH

- PYMIG meetings
- Project website
- Alexandria eNews
- Briefings at community organization meetings
- Updates provided to organization leadership, and disseminated to members
- Focused community meetings as needed during construction





# QUESTIONS?